



Draft Minutes of the Virtual Meeting

**Bel Air–Beverly Crest Neighborhood Council Planning & Land Use Committee
Tuesday, September 8, 2026, 7:00 P.M.**

Compliance Notice: In conformity with the January 1, 2026 enactment of California Senate Bill 707 (Durazo) and Los Angeles City Council File 23-1114, this meeting of the Bel Air–Beverly Crest Neighborhood Council Planning & Land Use Committee was conducted entirely by videoconference/teleconference (Zoom). The meeting complied with the applicable provisions of the Ralph M. Brown Act, including California Government Code Section 54953.8, regarding public access, notice, and opportunity for public comment.

Call to Order, Flag Salute & Roll Call

Co-Chair Jamie Hall called the meeting of the Planning & Land Use Committee of the Bel Air–Beverly Crest Neighborhood Council to order at approximately 7:00 P.M., led the flag salute and called the roll, with quorum met, 11 present and 2 excused absences.

Name	P	A	Name	P	A
Jamie Hall, Co-Chair	X		Michael Kemp Co-Chair excused		X
Leslie Weisberg Vice-Chair	X		Stephanie Savage	X	
Robin Greenberg	X		Robert Schlesinger	X	
Nickie Miner	X		Patricia Templeton	X	
Travis Longcore, Ph.D.	X		Steven Weinberg	X	
Maureen Levinson	X		Stella Grey		X
			Ellen Evans <i>ex officio</i>	X	

1. Approval of the September 8, 2026 Agenda

Co-Chair Hall called for a motion to approve the meeting agenda. Ms. Greenberg moved to approve; Ms. Miner seconded. The motion carried unanimously. The Chair subsequently identified a scrivener's error on the posted agenda (which referred to the prior meeting's date), and the Committee re-took the vote on the correctly identified September 8, 2026 agenda.

Motion: To approve the September 8, 2026 agenda.

Moved by: Robert Schlesinger

Seconded by: Nickie Miner

Vote: Motion carried unanimously (no members opposed or abstaining).

2. Approval of Minutes: August 11, 2026 Meeting Minutes (Attachment A)

The Committee considered the draft minutes of the August 11, 2026 meeting (Attachment A).

Motion: To approve the August 11, 2026 meeting minutes.

Moved by: Robert Schlesinger

Seconded by: Maureen Levinson

Vote: Motion carried. Abstentions: Patricia Templeton and Nickie Miner (both indicated they were not present at the August 11, 2026 meeting).

3. General Public Comment

Co-Chair Hall opened the floor for public comment on matters within the Committee's jurisdiction but not on the posted agenda, noting approximately 19 meeting participants. No members of the public raised their hands to speak, and the general public comment period was closed.

4. Chair Reports

Co-Chair Michael Kemp was not in attendance and did not provide a report. Co-Chair Hall had no additional report. Vice-Chair Leslie Weisberg yielded her report to Dr. Travis Longcore, to provide an update on the California Board of Forestry and Fire Protection's adoption process for the statewide "Zone Zero" (ember-resistant zone) regulations.

- Dr. Longcore reported that the Board of Forestry adopted the proposed regulation and forwarded it to the Office of Administrative Law (OAL) for review of compliance with standard rulemaking requirements (clarity, necessity, and support by the record), following a public comment period.
- The regulation is not yet final. Dr. Longcore anticipated that OAL will likely approve the regulation with few if any changes, after which legal challenges from one or more organizations are likely regarding compliance with rulemaking standards.
- Once final, new construction must comply immediately; existing properties will be given a compliance period. Local jurisdictions may implement the state standard through education-focused enforcement or may adopt their own local regulations of equal or greater stringency; the City of Los Angeles has indicated it intends to pursue a local standard.
- Dr. Longcore summarized selected substantive requirements under discussion (e.g., no combustible vegetation within approximately five feet of structures/walls, restrictions on vegetation under eaves and height limits on vegetation near structures), while noting uncertainty as to practical implementation.

5. Presentation & Discussion on the "Getty Center Lower Tram Project" (Attachment "B")

Co-Chair Hall introduced the item, noting that a public hearing on the project is scheduled for September 16, 2026, and that the applicant team was present to give a presentation and that the Committee could take possible action. The following individuals were recognized as presenters on behalf of the Getty: Liga Krievans (Getty Government and Community Affairs), Lauren Paull (Paul Hastings, representing the applicant), and DJ Moore (Paul Hastings).

Project Summary: The presenters described the Lower Tram project as a reimagining of the Getty Center's main visitor arrival experience at the North Entry Parking Facility, an approximately 3.8-acre portion of the Getty's larger 110-acre campus adjacent to the I-405 freeway. Key elements described included:

- Improved visitor circulation, shade coverage, and gathering space at the plaza/lower tram level, replacing temporary movable umbrellas and an overflow area not originally designed as a queuing space;
- A new small retail space, a walk-up food and beverage stand (under 600 square feet, outdoor seating only, with no change to the full-service restaurant atop the hill or to Getty Center hours of operation);
- New restrooms, a parking office, and staff/storage facilities, and a small pedestrian bridge connecting to open space along Getty Center Drive;
- Re-striping of the existing parking structure to reduce reliance on compact stalls and improve space utilization, while maintaining over 1,400 on-site parking spaces consistent with the Getty Center's existing Conditional Use Permit (CUP), plus an additional 200-plus spaces in a previously developed surface lot;
- A project-related modification to the Getty's existing CUP to reflect the physical changes to the facility (the presenters emphasized that the use and hours of the Getty Center are not proposed to change, and the project is not designed to increase visitor capacity, though tram throughput may improve with modernized equipment);
- Construction is proposed to occur during an approximately one-year closure of the Getty Center (previously announced to the public in May 2026), timed so the renovated facility is available in advance of the 2028 Los Angeles Olympics; the Getty Villa will remain open during the closure;
- Fire-safety features, including two surface parking areas in the canyon adjacent to the 405 that have been plumbed with fire hydrants and designed, in coordination with LAFD, to serve as fire-staging and helicopter landing areas during major fire events, as they have historically.

Board Discussion: Board members asked clarifying questions regarding the fate of the hilltop restaurant, the number of parking spaces to be added or removed, landscaping and tree removal, potential interference with wildlife corridors, tram car capacity, construction duration and timing relative to the Getty's closure, how the closure would be publicized to the public, and the nature of the proposed CUP modification. The applicant team responded that the restaurant is unaffected, that the project is not intended to increase visitor or vehicle capacity, that the closure (already publicized since May 2026) is expected to last approximately one year, and that the CUP modification reflects the physical building changes only.

No members of the public requested to speak on this item.

Motion: To approve the Getty Center Lower Tram Project, subject to the condition that the applicant confirm the use of fritting (a glare/visibility treatment) on the glass of vertical surfaces.

Moved by: Stephanie Savage

Seconded by: Steven Weinberg

Vote: Motion carried unanimously (no members opposed or abstaining).

The Committee's recommendation will be forwarded to the full Board for consideration, anticipated to follow the applicant's September 16, 2026 public hearing.

6. 1110 N. Linda Flora – Case No. ZA-2025-5444-ZV-HCA; ENV-2025-5445-EAF

Applicant: Mehmet Salih Elmascan

Representative: Isaac Lemus, Crest Real Estate

Project Description: A request for a Zone Variance, pursuant to LAMC 13B.5.3 of Chapter 1A, to allow an existing, permitted single-family dwelling (built in 2016, with a pending Certificate of Occupancy) to maintain a maximum height of 45 feet 10 inches, in lieu of the 30-foot envelope height otherwise required by LAMC

12.21.C.10(d) on this RE20-1-HH-CR-zoned lot, together with the construction, use, and maintenance of a new SB 9 unit within the existing footprint at the lowest level of the building.

Applicant Presentation: Mr. Lemus presented the project on behalf of the applicant, describing the site's steep hillside topography and presenting a floor-by-floor height and massing analysis. He stated that bringing the structure into full conformance with the 30-foot height envelope would require removal or substantial alteration of approximately 100% of the top level, 44% of the entry level, and 30% of the lower level, as well as nearly the entire pool deck. He presented visibility studies intended to show that, viewed from Linda Flora, the residence appears consistent in scale with the surrounding hillside building pattern, with a comparatively minor (43 square foot) encroachment into the height limit visible from the street. Mr. Lemus explained that proposing a new SB 9 unit at the lowest level was intended to narrow the scope of the requested zone variance to the non-conforming portions of the structure, rather than seeking blanket relief for the entire building. He also described the property's roadway frontage (approximately 26 feet in width) and outreach to neighboring property owners and the Bel Air Association (undertaken voluntarily, as the property is not subject to the Association's CC&Rs); no hearing date has yet been scheduled.

Board Discussion: Dr. Longcore questioned why the applicant sought a variance for the majority of the structure using a hillside-topography rationale, but relied on the proposed SB 9 unit specifically to justify relief for the remaining non-conforming portion, characterizing the SB 9 unit as a pretextual device to legalize an already-constructed, non-conforming structure and to increase the property's value, rather than a bona fide effort to provide additional housing. He stated he did not support the variance request, considered the SB 9 justification pretextual, and viewed the matter as a dispute between the current owner and the party who sold or built the non-conforming structure, not a matter for the City to resolve by granting relief. Ms. Templeton agreed, adding life-safety concerns regarding evacuation from upper floors during a wildfire, and stating that granting the request would set a poor precedent for future purchasers or builders who fail to conduct due diligence. Ms. Savage noted the home was permitted in 2016 (before SB 9 existed) and exceeded even the more lenient standards in effect at that time, questioned how the excess height was not caught during plan check, and stated she did not see a basis on which the Committee could weigh in, given that similar situations may exist elsewhere in the hillside area. Co-Chair Hall discussed the SB 9 eligibility criteria under state law, which render a project ineligible if the site provides habitat for a candidate, sensitive, rare, threatened, or endangered species (irrespective of whether the species has been directly observed on the parcel), expressed skepticism regarding the rigor of applicant-commissioned biological reports, and suggested the Committee could raise concerns regarding potential habitat value for species such as mountain lion. Mr. Schlesinger, describing himself as a longtime resident of the area, stated his opposition to the project.

No members of the public requested to speak on this item.

Motion: That the Committee recommend the project not be approved (i.e., oppose the requested Zone Variance and SB 9 unit), with language describing the specific bases for opposition discussed by the Committee (drawn from the meeting record/transcript) to be finalized by staff and Dr. Longcore prior to submission to the full Board.

Moved by: Robert Schlesinger

Seconded by: Patricia Templeton

Vote: Motion carried. Abstentions: Leslie Weisberg. No members opposed.

7. Discussion and Possible Action on a Wildland-Urban Interface (WUI) Ordinance

Co-Chair Hall reported that the City of Los Angeles is required by state law to adopt a Wildland-Urban Interface Ordinance consolidating state fire-safe regulations, and that the City was statutorily obligated to adopt the ordinance by January 1, 2026 but has not yet done so. A draft ordinance (Council File 25-1363), initially published July 8, 2026 and revised August 6, 2026, is currently pending before the City's Public Safety

Committee. Co-Chair Hall and Dr. Longcore reviewed provisions of the draft, including new Los Angeles Municipal Code Section 57.1.610, which adopts the state's fire-safe development regulations (Chapter 7A/Wildland-Urban Interface Code provisions) by reference, including requirements for 20-foot continuous paved roadway access, structure setbacks (or alternative fire-spread mitigation measures where setbacks cannot be met), and related standards.

Board Discussion: Co-Chair Hall and Dr. Longcore expressed concern that, while the draft ordinance adopts the substantive state fire-safe standards, it does not clearly establish an implementation framework — including which City departments are responsible for reviewing projects for compliance, when conditions of approval must be applied, and when and how notice is to be given to CAL FIRE — and that the absence of such a framework risks facilitating non-compliance. Co-Chair Hall proposed that the Committee draft a letter to the City urging either revision of the draft ordinance to include a specific local implementation framework, or adoption of a separate local implementation ordinance, noting that other jurisdictions (e.g., the County of San Diego) have taken this approach. Ms. Templeton concurred with the concern regarding enforceability and asked about the comment timeline; Co-Chair Hall responded that no timeline is yet known beyond the item's referral to the Public Safety Committee. Ms. Levinson asked who authored the ordinance; Co-Chair Hall responded that it was drafted by the City Attorney's office at the City Council's direction.

Motion: That the Committee direct the Chair to prepare a letter to the City regarding the need for a clear local implementation framework for the state minimum fire-safe regulations incorporated into the draft Wildland-Urban Interface Ordinance, for circulation to a select committee of members (to avoid a Brown Act violation) and submission to the full Board as an agenda attachment within approximately two weeks.

Moved by: Robin Greenberg

Seconded by: Stephanie Savage

Vote: Motion carried unanimously (no members opposed or abstaining); (11-0-0)

8. Discussion and Possible Action on “Missing Middle LA”

Co-Chair Hall introduced the City's proposed “Missing Middle LA” initiative, noting a virtual public hearing scheduled for October 1, 2026. He summarized the initiative as implementing zoning code amendments intended to reduce barriers to housing production, organized generally around: (1) updating the City's 2019 ADU ordinance for consistency with current state law; (2) permitting ADUs to be sold separately as condominiums pursuant to AB 1033; (3) incorporating City Council direction on expanded protections in the City's hillside fire zones; (4) further streamlining ADU creation; and (5) incorporating SB 9 two-unit development and urban lot split provisions. He further described related updates to the City's small-lot subdivision and “starter home” ordinance (implementing the state Starter Home Revitalization Act and a complementary local Starter Home Bonus Program, and promoting townhomes, row houses, and bungalow/cottage courts wherever residential use is permitted), as well as updated objective design standards, including new lot amenity space requirements for smaller developments and expansion of outdoor amenity area provisions to additional residential zones, including R1.

Board Discussion: Dr. Longcore observed that some of the housing typologies targeted by the initiative already exist in certain City neighborhoods and cautioned that such areas could become targets for further upzoning; he recommended the Committee focus its comments on ensuring the initiative preserves carve-outs for the Very High Fire Hazard Severity Zone (VHFHSZ) and coordinates properly with the pending Wildland-Urban Interface Ordinance, given that VHFHSZ mapping extends beyond the hillside area into other parts of the City. Ms. Templeton expressed skepticism regarding stated fire-zone “protections,” noting that a fire-hardening carve-out may still permit SB 9 units within the VHFHSZ, and raised concern that provisions promoting townhomes and multi-unit courtyard-style housing wherever residential use is permitted would apply in the hillside area, increasing density and complicating wildfire evacuation.

Ms. Savage suggested that reduced or eliminated parking requirements near transit could be a significant point of leverage in the Committee's comments, based on her review of past ADU projects. Co-Chair Hall reviewed specific draft ordinance language addressing ADU development in fire restriction areas (requiring automatic fire sprinklers, one off-street parking space, a 20-foot-wide roadway, and compliance with the state minimum fire-safe regulations) and noted that the City had released initial draft ordinance language in June 2026 in addition to the more recent September 2026 draft.

President Ellen Evans suggested the Committee reach out to community organizations and other stakeholders already engaged on the issue, and noted that recorded planning department webinars and related materials are available on the City's "Get Involved" webpage.

Given the scope and complexity of the initiative, the Committee reached consensus, without formal motion, to schedule a dedicated special/working meeting focused on the Missing Middle LA and Wildland-Urban Interface ordinances, at which members would review materials in advance and work toward draft comment letters to the City. No date was set; the Chair will coordinate scheduling. No motion or vote was taken on this item.

9. Good of the Order & Adjournment

Ms. Miner thanked Dr. Longcore and Co-Chair Hall for bringing the Getty Center item to the Committee; Mr. Schlesinger seconded the sentiment. There being no further business, the meeting was adjourned to the next regularly scheduled Planning & Land Use Committee meeting on October 13, 2026, at 7:00 P.M.

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